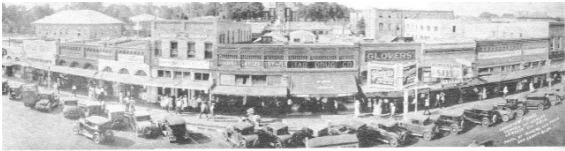


Questions about the Historic Preservation Ordinance

Planning and Zoning
903-237-1072

planning@longviewtexas.gov
410 S. High Street

For more information on the historic preservation regulations, please visit our website at
www.LongviewTexas.gov



Other Resources:

Texas Historical Commission (THC)
www.thc.state.tx.us

National Parks Service (NPS)
www.nps.gov/history/preservation.htm

Gregg County Historical Commission
www.co.gregg.tx.us/departments/HistoricalCommission/overview.asp

City of Longview Public Library
Library.longviewtexas.gov

Gregg County TX Gen Web
www.rootsweb.ancestry.com/~txgregg

City of Longview
P.O. Box 1952
Longview, Texas 75606
www.LongviewTexas.gov

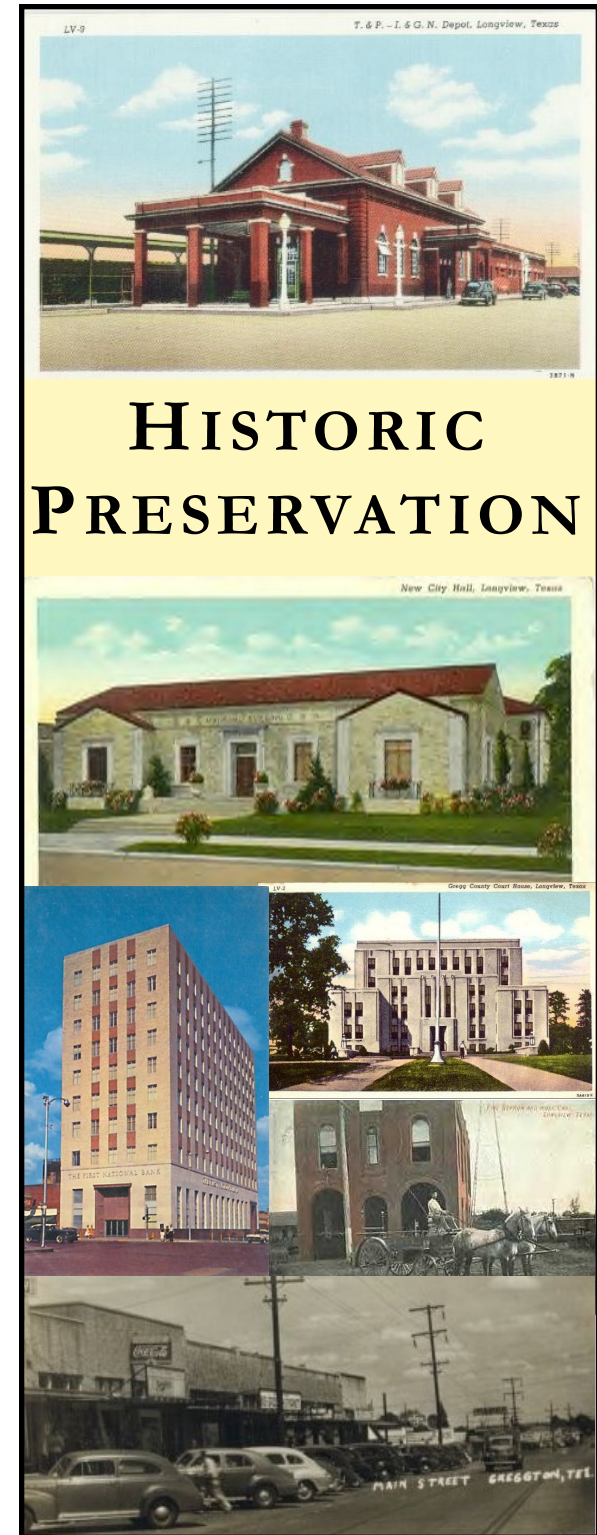
Certificate of Appropriateness

- No person shall carry out or cause to be carried out any Alteration to the exterior feature of any Local Historic Landmark without a valid Certificate of Appropriateness.
- No person shall carry out or cause to be carried out any Alteration to the exterior feature of any property located within a Historic Overlay District without a valid Certificate of Appropriateness.
- A violation of this section is a criminal offense punishable under Article 23 of this ordinance. Unless otherwise specifically set forth in state law as adopted, allegation and evidence of culpable mental state are not required for the proof of an offense defined by this section.
- It is an affirmative defense to prosecution under this section that the Alteration consists solely of repairs or replacements that do not involve a change in exterior feature, exterior feature material, or outward appearance of any property located in a Historic Overlay District or any Local Historic Landmark. For purposes of this section, the replacement or repair of existing materials with materials of the same type and appearance does not involve a change in design, material, or outward appearance.



CERTIFICATE OF APPROPRIATENESS REQUIRED FOR DEMOLITION OR REMOVAL

A permit or other permission for the demolition or removal of a Local Historic Landmark or of any property located within a Historic Overlay District, including without limitation secondary buildings and Landscape Features, shall not be granted unless the applicant first obtains a Certificate of Appropriateness from the Historic Preservation Commission. The building official shall immediately notify an applicant for such permit or permission of the requirements of this section. The Historic Preservation Commission shall hold two public hearings on an application for demolition or removal before issuing a Certificate of Appropriateness authorizing the demolition or removal. The Historic Preservation Commission shall not issue a Certificate of Appropriateness for the demolition or removal of a Local Historic Landmark or of any property located within a Historic Overlay District before the 61st day after the City first receives the application for said Certificate of Appropriateness. On or after said 61st day and after the two required public hearings, the Historic Preservation Commission shall issue a Certificate of Appropriateness authorizing the requested demolition or removal if the Historic Preservation Commission finds that the applicant has demonstrated that this article imposes an economic hardship on the applicant or if the requested demolition or removal otherwise complies with the requirements of this article for the issuance of a Certificate of Appropriateness.





Introduction

The purpose of the City of Longview’s historic preservation ordinance is to:

- Recognize that the City represents the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage.
- Protect and enhance the landmarks and districts which represent distinctive elements of Longview’s historic, architectural, and cultural heritage.
- Foster civic pride in the accomplishments of the past.
- Protect and enhance Longview’s attractiveness to visitors and the support and stimulus of the economy.
- Promote economic prosperity and welfare of the community by encouraging the most appropriate use of the landmarks and districts which represent distinctive elements of Longview’s historic, architectural, and cultural heritage.
- Encourage stabilization, restoration, and improvements of such properties and their values.

Local Historic Landmarks

The Historic Preservation Commission may recommend the designation of a Local Historic Landmark pursuant to this article if the proposed Historic Property, Historic Resource, or Historic Structure meets one or more of the following criteria:

- possesses significance with respect to the history, events, culture, economy, social fabric, ethnicity, architecture, archeology or paleontology of the City, state or nation;
- embodies distinguishing characteristics of an architectural type, period, or method of construction;
- represents the work of a master designer, builder, or craftsman that has influenced the development of the City, state or nation;
- is listed on the National Register of Historic Places, designated as a Recorded Texas Historic Landmark or designated as a State Archaeological Landmark;
- is identified with a person or persons who significantly contributed to the culture and development of the City, state or nation; or
- has value as an aspect of community sentiment, cultural association, historic heritage or public pride.



Local Historic Overlay Districts

The Historic Preservation Commission may recommend the designation of a Historic Overlay District pursuant to this article if the proposed Historic Overlay District meets at least one of the following criteria:

- the proposed Historic Overlay District possesses character, interest or value as part of the development, heritage, or cultural characteristics of the City or is identified with a person or persons who significantly contributed to the culture and development of the City, state or nation; or
- the proposed Historic Overlay District constitutes a geographically definable area possessing a distinctive linkage, or continuity of Historic Properties, Historic Resources, Contributing Property, or Historic buildings, structures, objects, or sites united by past events, or aesthetically by plan or physical development.

Definitions

Historic Landmark shall mean an official recognition of the significance of a building, property or district. Designation can occur on three different levels:

Federal – The National Register of Historic Places (for both individual buildings and entire districts);

State – Recorded Texas Historic Landmarks (only for individual buildings) and State Archeological Landmarks; or

Local – designation as a Local Historic Landmark pursuant to Section 26-103 of this article (for buildings and sites).

Local Historic Landmark shall mean any site, building, structure, or landscape of historic significance that receives designation by the City pursuant to this article.

Historic Overlay District shall mean an area designated as a Historic Overlay District pursuant to Section 26-103 of this article.

National Register of Historic Places shall mean the nation's official list of buildings, districts, and sites (including structures and objects) significant in American history and culture, architecture, archeology and engineering maintained by the National Park Service and administered on a statewide basis by the Texas Historical Commission. A property or structure included on the National Register of Historic Places is not considered a Local Historic Landmark unless designated as a Local Historic Landmark by the City Council pursuant to the procedures set forth in this article, including without limitation the procedures set forth in Section 26-103 of this article.

Recorded Texas Historical Landmark shall mean a designation made by the Texas Historical Commission for buildings important for their historical associations and which have retained a high degree of their original historic fabric. They must be at least fifty (50) years of age and retain their original exterior appearance. State historical landmarks receive greater legal protection than National Register of Historic Place designations. A Recorded Texas Historical Landmark is not considered a Local Historic Landmark unless designated as a Local Historic Landmark by the City Council pursuant to the procedures set forth in this article, including without limitation the procedures set forth in Section 26-103 of this article.

State Archeological Landmark shall mean a designation made by the Texas Historical Commission and, in the case of privately owned property, with the landowner's permission. Although called "archeological" landmarks, this designation can include buildings as well as archeological sites. A State Archeological Landmark is not considered a Local Historic Landmark unless designated as a Local Historic Landmark by the City Council pursuant to the procedures set forth in this article, including without limitation the procedures set forth in Section 26-103 of this article.